

WHEN RECORDED MAIL TO:  
Stoneleigh Heights LLC,  
308 East 4500 South  
Murray, UT 84107

ENT 129614:2007 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2007 Sep 04 9:13 am FEE 14.00 BY CS  
RECORDED FOR HAMLET DEVELOPMENT

## GRANT OF EASEMENT

For One Dollar (\$1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Stoneleigh Heights, LLC, a Limited Liability Company, existing under the laws of the State of Utah (Grantor) hereby grant and convey to the Stoneleigh Heights Homeowners Association, (Grantee), and its successors and assigns, an easement and right of way, together with the right of ingress and egress, to design, engineer, survey, construct, reconstruct, own, operate, maintain, repair, and replace a storm drain pipeline and storm water detention pond, and appurtenant structures and facilities on, over, across, under and through, the following described tract of land situated in Utah County, State of Utah:

A storm drainage easement located in the Southwest Quarter of Section 10, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah described as follows:

BEGINNING at a point on the easterly line of Lot "U" of proposed Stoneleigh Heights at SunCrest Phase No. 3B, said point being North 89°50'02" East 2074.88 feet along the section line and North 855.11 feet from the Salt Lake County brass cap marking the Southeast Corner of Section 9, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearings being South 89°52'50" West 2611.26 feet from said Southeast Corner of Section 9 to the Salt Lake County brass cap marking the South Quarter Corner of said Section 9) and running thence North 43°49'44" West 224.30 feet; thence North 61°39'36" West 61.19 feet; thence North 70°18'18" East 35.56 feet; thence North 11°57'50" West 10.00 feet; thence North 78°02'10" East 15.25 feet; thence North 00°07'51" East 116.03 feet; thence North 77°46'28" West 10.36 feet; thence North 75°49'27" West 54.46 feet; thence South 83°08'15" West 52.68 feet; thence North 77°06'54" West 50.60 feet; thence North 00°07'51" East 10.25 feet; thence South 77°06'54" East 51.13 feet; thence North 83°08'15" East 93.36 feet; thence South 53°08'50" East 36.68 feet; thence North 76°30'58" East 26.96 feet; thence South 26°31'39" East 75.37 feet; thence South 13°32'41" East 163.52 feet; thence South 38°13'08" East 126.87 feet; thence South 46°11'13" West 29.69 feet to the POINT OF BEGINNING.

Containing 24,570 square feet or 0.564 acres.

Grantor shall retain the right to make reasonable use of the property burdened by the easement herein above described; provided, however, that Grantor shall not construct any permanent buildings or other structures or improvements, including, without limitation, concrete pads, or plant any trees or shrubs whose roots would contact Grantee's pipelines, structures and facilities, or otherwise do any thing or take any action that would unreasonably interfere with the Grantee's rights to the use of said property or Grantee's rights of ingress or egress as herein set forth. Grantee shall have no liability for any damage to any improvements made by Grantors to the extent such damage arises out of or in connection with Grantee's use of the property burdened by the easement consistent with its rights hereunder.

This easement shall continue in force and effect until such time as the property burdened by the easement hereunder shall be officially dedicated to the Stoneleigh Heights Homeowners Association, at which time this easement shall be automatically extinguished.

The officers who sign this grant hereby certify that this grant and the transfer represented thereby was duly authorized by the Grantor.

In witness whereof, the grantor has caused its name to be affixed by its duly authorized officers.

Dated this 23<sup>rd</sup> day of August, 2007,

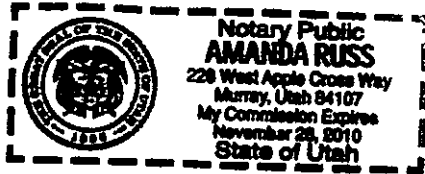
[Signature]  
Stoneleigh Heights LLC

STATE OF UTAH )

COUNTY OF Salt Lake )

ss.

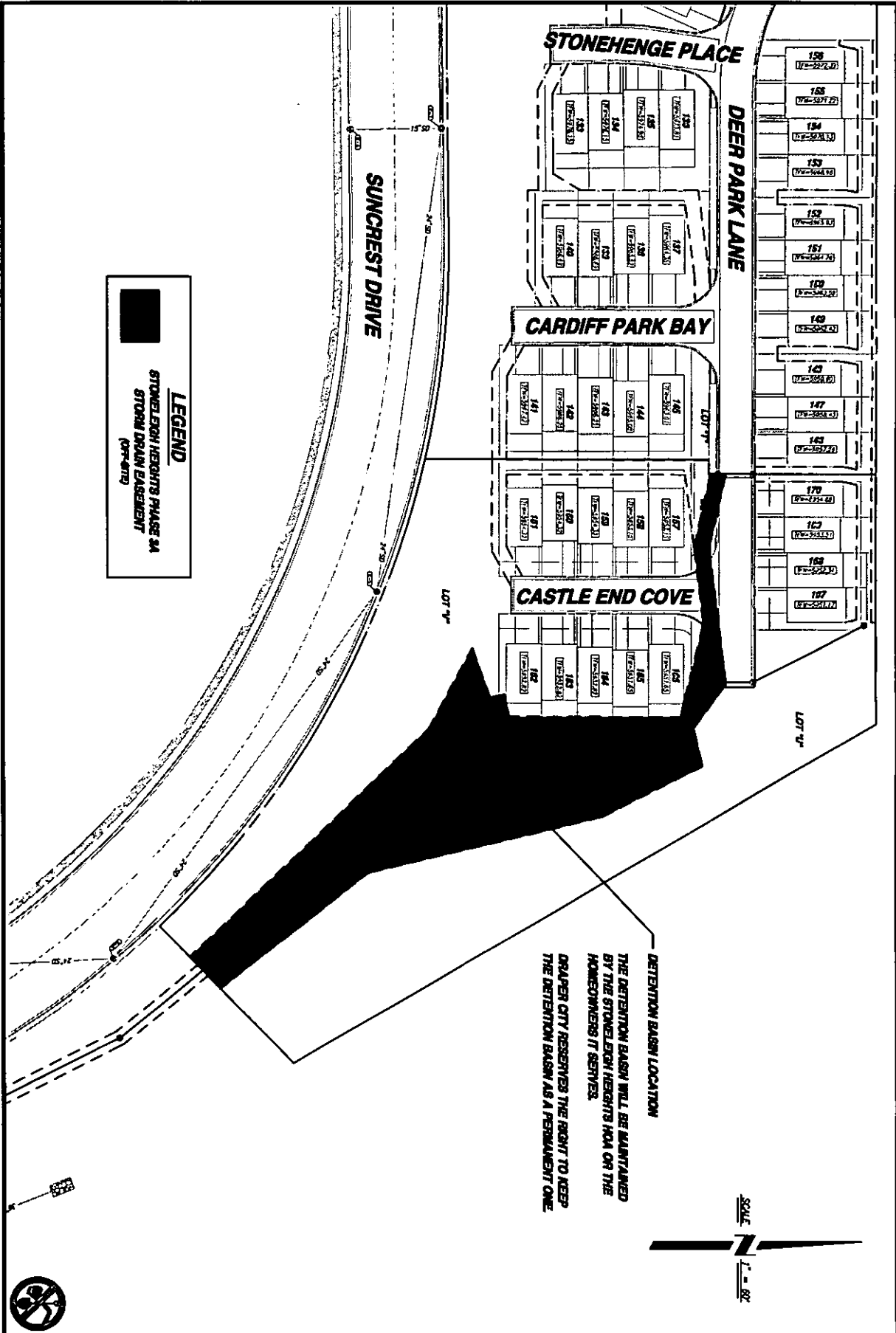
On the 23<sup>rd</sup> day of August, 2007, Michael Brodsky personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in the State of Utah, who after being duly sworn, acknowledged to me that he is the Chairman of Hamlet Homes and a Managing Member of Stoneleigh Heights a Limited Liability Company in the State of Utah and that he signed the foregoing instruments freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.



[Signature]  
Notary Public

Residing at 228 W Apple Cross Way

My commission Expires: Nov 28, 2010



PROJECT NO. 129614

SCALE: 1" = 80'

DATE: 05/15/07

DR: [Signature]

CL: [Signature]

1 of 1

**STANTEC CONSULTING, INC.**

2000 SOUTH 200 EAST, SUITE 300  
 SALT LAKE CITY, UTAH 84115  
 PHONE: (801) 363-0200  
 FAX: (801) 363-1671  
 WWW.STANTEC.COM

**EXHIBIT**

**STONELEIGH HEIGHTS PHASE 3A**

**AT SUNCREST**

**STONELEIGH HEIGHTS PHASE 3A & 3B STORM DRAIN EASEMENT EXHIBIT**

NO.	REVISIONS	DATE



1/1/2007 (Civil) (Rev) (Landscape) (06-12-07) Phase 3A - Easement